108.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	995,100 / 995,100
					USE VALUE:	995,100 / 995,100
					ASSESSED:	995,100 / 995,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		PAWNEE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O BRIEN DAVID T
Owner 2:	O BRIEN-RICHARD KIMBERLY M
Owner 3:	
Street 1:	23 PAWNEE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOYAGES E PETER & HELEN/TRS -
Owner 2:	BOYAGES TRUST/LIFE EST -
Street 1:	23 PAWNEE DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,063 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1963, having primarily Wood Shingle Exterior and 2732 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9063.000	510,000	800	484,300	995,100
Total Card	0.208	510,000	800	484,300	995,100
Total Parcel	0.208	510,000	800	484,300	995,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.21 | /Parcel: 364.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 69400

GIS Ref

GIS Ref

Insp Date 08/13/18

!8519!

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	510,000	800	9,063.	484,300	995,100	995,100	Year End Roll	12/18/2019
2019	101	FV	403,800	800	9,063.	484,300	888,900	888,900	Year End Roll	1/3/2019
2018	101	FV	401,800	800	9,063.	415,100	817,700	817,700	Year End Roll	12/20/2017
2017	101	FV	401,800	800	9,063.	387,500	790,100	790,100	Year End Roll	1/3/2017
2016	101	FV	401,800	800	9,063.	332,100	734,700	734,700	Year End	1/4/2016
2015	101	FV	357,600	800	9,063.	297,500	655,900	655,900	Year End Roll	12/11/2014
2014	101	FV	357,600	800	9,063.	275,400	633,800	633,800	Year End Roll	12/16/2013
2013	101	FV	357,600	800	9,063.	262,600	621,000	621,000		12/13/2012

PRINT

Date	Time
12/10/20	23:05:28

LAST REV

Date	Time
08/20/20	10:20:40

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8519

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOYAGES E PETER	1368-127		5/28/2009		625,000	No	No		
BOYAGES E PETER	1269-78		6/7/2003	Family	1	No	No		
BOYAGES PETER/E	1197-137		12/3/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	69400
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2020	621	Redo Kit	60,000	O				
5/12/2010	423	Wood Dec	8,500					REAR DECK
3/26/2009	166	Manual	1,900					

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	MEAS&NOTICE	CC	Chris C
6/15/2009	Measured	189	PATRIOT
12/9/1999	Inspected	264	PATRIOT
11/29/1999	Mailer Sent		
10/27/1999	Measured	256	PATRIOT
8/15/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9063		Sq. Ft.	Site		0	70.	0.76	4									484,321						484,300	

Total AC/HA: 0.20806 | Total SF/SM: 9063 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 484,321 | Spl Credit | Total: 484,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.24931502
Const Adj.:	1.00439954
Adj $ / SQ:	119.207
Other Features:	124958
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	534629
Depreciation:	24593
Depreciated Total:	510036

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

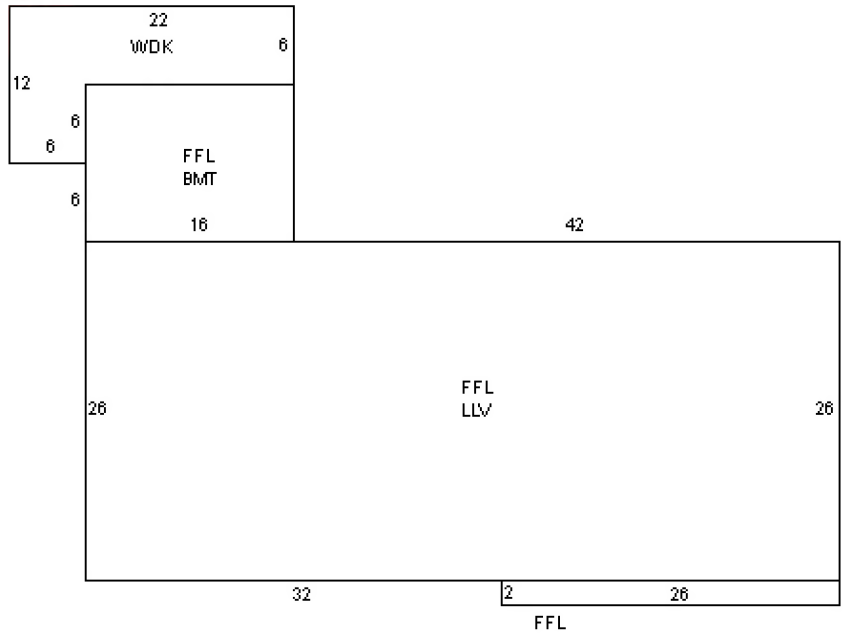
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	131.13
Special Features:	0	Val/Su Net:	140.88
Final Total:	510000	Val/Su SzAd	291.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,752	119.210	208,851
LLV	Lower Level	1,508	95.050	143,334
BMT	Basement	192	35.760	6,866
WDK	Deck	168	12.000	2,017

Net Sketched Area:	3,620			Total:	361,068
Size Ad	1752	Gross Are	3620	FinArea	2732

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	65	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 108.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	20X2	G	GD	2009	20.00	T	6	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800